093.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,700 /	778,700
					USE VALUE:	778,700 /	778,700
					ASSESSED:	778,700 /	778,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROTEAU LINDA E
Owner 2:	VOLLMAR-RYAN SUSAN
Owner 3:	
Street 1:	67 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICHMOND PETER J -
Owner 2:	PORTER ELIZABETH B -
Street 1:	67 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 2333 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	371,300		407,400	778,700
Total Card	0.124	371,300		407,400	778,700
Total Parcel	0.124	371,300		407,400	778,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.78 | /Parcel: 333.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60356

GIS Ref

GIS Ref

Insp Date 08/23/16

!7609!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,300	0	5,400.	407,400	778,700	778,700	Year End Roll	12/18/2019
2019	101	FV	279,000	0	5,400.	413,200	692,200	692,200	Year End Roll	1/3/2019
2018	101	FV	279,000	0	5,400.	308,500	587,500	587,500	Year End Roll	12/20/2017
2017	101	FV	279,000	0	5,400.	279,400	558,400	558,400	Year End Roll	1/3/2017
2016	101	FV	245,000	0	5,400.	267,700	512,700	512,700	Year End	1/4/2016
2015	101	FV	231,200	0	5,400.	227,000	458,200	458,200	Year End Roll	12/11/2014
2014	101	FV	231,200	0	5,400.	215,300	446,500	446,500	Year End Roll	12/16/2013
2013	101	FV	231,200	0	5,400.	204,900	436,100	436,100		12/13/2012

PRINT

Date	Time
12/10/20	22:13:47

LAST REV

Date	Time
09/07/16	11:30:25
apro	
7609	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHMOND PETER	47471-89		5/18/2006		477,000	No	No		
CONGDON ANDREA/	30748-208		10/8/1999		284,500	No	No	4	
SCHEINBLUM RAND	25241-336		3/24/1995		205,350	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	938	Addition	130,000					
1/12/2012	48	Re-Roof	6,950					

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2016	Meas/Inspect	DGM	D Mann
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
4/30/2009	Inspected	189	PATRIOT
4/1/2009	Measured	372	PATRIOT
10/26/2006	MLS	HC	Helen Chinal
6/19/2000	MLS		
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16495824
Const Adj.:	0.99989998
Adj $ / SQ:	151.429
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456146
Depreciation:	84843
Depreciated Total:	371303

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

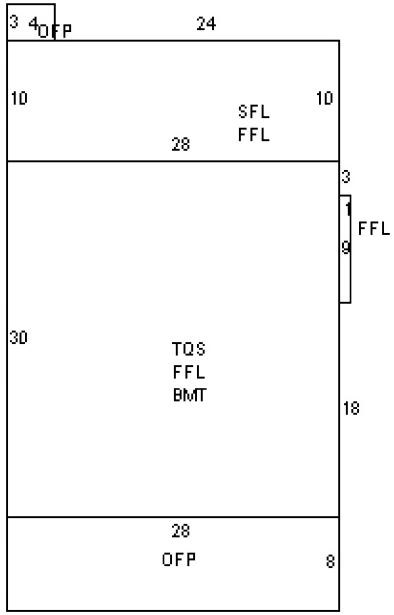
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.43
Special Features:	0	Val/Su Net:	119.20
Final Total:	371300	Val/Su SzAd	182.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,129	151.430	170,964
BMT	Basement	840	62.460	52,470
TQS	3/4 Story	630	139.320	87,768
SFL	Second Floor	280	151.430	42,400
OFP	Open Porch	236	23.490	5,543

Net Sketched Area:	3,115			Total:	359,145
Size Ad	2039	Gross Are	3325	FinArea	2333

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	
TQS	100	UNF	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	